



Valley View Senior Homes

1 Natalie Lane
American Canyon, CA 94503
Phone: (707) 980-7679
ValleyView@sahahomes.org
California Relay Service (CRS): 711

Waiting List Opening Soon

Waiting list opened on
June 25, 2025
and closes on
June 3, 2026*

Paper Application

Applications must be submitted by mail. Paper applications will be available to print online. Please visit www.sahahomes.org/apply for more information.

Paper applications must be mailed to:
1 Natalie Lane American Canyon, CA 94503

Applications will also be available for pick up and drop off at the address above during the following times:

- Tuesdays and Thursdays
- During the Waiting List Opening
- 1:00 PM - 5:00 PM

*Paper applications must be postmarked by **June 3 2026** AND received by the manager's office by **5:00 PM on June 10, 2026**. Please call the number above for assistance.

AMENITIES

- On-site Property Management and Supportive Services
- On-Site Laundry Facility
- Community gardening
- Clubhouse with computers
- Bocce ball court

At least one member of the Household must be a **Veteran (all discharge status)**. Head of household must be age **55 or older** at the time of application. If there are any additional members, they must be age 45 or older or meet an exception. See attached pages for exceptions.

Opening for one-bedroom units. Please see attached pages for minimum and maximum income limits, and rent.

First Come, First Served Selections

All applications received will be added to the waiting list on a first come, first served basis. Applications received by mail or dropped off will be timestamped when received.

Need A Reasonable Accommodation?

Persons with disabilities have the right to request reasonable accommodations to participate in the application process. If you need a reasonable accommodation, please email the property or call the number above.

Need Assistance?

The 24-hour support phone line will be open only during the duration of the waiting list opening. Please call the number above for assistance.



Valley View

1 Natalie Lane
American Canyon, CA 94503
Phone: (707) 980-7679

Dear Applicant,

California Relay Service (CRS): 711

Thank you for your interest in becoming a resident of Satellite Affordable Housing Associates. Below is some important information you should know about the process before applying.

- The waiting list for 1-bedroom units at Valley View Senior Homes opens on **June 25, 2025 at 9:00 AM** and closes on **June 3, 2026 at 5:00 PM**. Paper applications will be available to download online. Please visit www.sahahomes.org/apply for more information. Paper applications must be mailed to: 1 Natalie Lane American Canyon, CA 94503 by **5:00 PM on June 3, 2026**.
- Paper applications will also be available to pick up and drop off at the property at these times: Tuesdays and Thursdays, during the waiting list opening, 1:00 PM - 5:00 PM. Please see the website for most up to date times. Paper applications must be mailed to the address listed on the application. Applications submitted by mail must be postmarked by **June 3, 2026** AND received by the manager's office by 5:00 PM on June 10, 2026.
- All applications received will be added to the waiting list on a first come, first served basis. Applications received by mail or dropped off will be timestamped when received.
- Only complete and original applications will be accepted. Only one application per household. Duplicate applications will not be entered into the lottery. The 24-hour support phone line will open on June 25 at 9:00 AM and close on June 3, 2026 at 5:00 PM. Please call the phone number above or email valleyview@sahahomes.org for assistance.
- We will evaluate the individual circumstances of each application, consider additional information submitted by the applicant, and will provide reasonable accommodations when requested, verified, and necessary. Persons with disabilities are encouraged to apply.
- If your household is over-income, or otherwise unqualified, your application will be denied. You will receive written notification and instructions on the appeal process. Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing. For details, see attached Denial and Appeal Process.
- It is your responsibility to notify management of address or telephone number changes. If we are unable to contact you, your name will be removed from the waiting list.
- It is our policy to update the waiting list annually by sending all applicants a Waiting List Update Letter and removing the names of those who are no longer interested in or no longer qualify for housing.
- If you turn down two opportunities for housing, your application will be removed from the waiting list. You may reapply for housing when the waiting list is open.
- Federal regulations require that management recertify each household's income and assets annually. Management must also regularly inspect apartments to ensure that they are suitable for occupancy.



All applicants are subject to the following Resident Selection Criteria:

Background Checks

The City of Oakland's Fair Chance Access to Housing Ordinance and the City of Berkeley's Fair Chance Access to Housing Ordinance restrict criminal background screening (Ordinance No. 13581 CMS., Oakland Municipal Code Section 8.25; Ordinance No. 7,692-N.S., Berkeley Municipal Code 13.106). In compliance with these regulations, the following screening will be conducted.

Management will review eviction and unlawful detainer records, landlord references, criminal history, and sex offender registration requirements to determine applicant suitability. No screening fees will be charged to the applicant. If an applicant is denied due to any of the following criteria, the applicant will receive written notification and instructions on the appeal process.

Evictions and Unlawful Detainers

Applicants with an eviction or unlawful detainer judgment date within the last five (5) years will be denied. Stipulations, dismissals, and cases without a final disposition are not a reason for denial.

Landlord Reference Checks

Management will verify residency with current and prior landlords for the past two (2) years. Management is specifically looking at payment history, incidents of damage and/or housekeeping issues, lease violations and eviction proceedings. If a negative landlord reference is received, the application will be denied. Lack of residential history does not necessarily disqualify you.

Criminal Screening

Except for properties in Oakland and Berkeley, applicants with a felony conviction date within the last five (5) years will be denied. Convictions that are screened include categories of crimes that could be a threat to the property, residents, or staff, such as violent crimes, property crimes, sex crimes, and drug crimes related to manufacturing, selling, or distribution. Criminal records resulting in a misdemeanor are not a reason for denial.

Applicant Conduct

If, during the course of processing an application, it becomes evident that an applicant has falsified or otherwise misrepresented any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, applicant selection criteria qualification, allowances, household composition, or rent, the application will be denied.

If an applicant or guest of an applicant exhibits blatant disrespect, or disruptive behavior towards management, the property, or other residents any time prior to move-in, the application will be denied.

Management will deny a household if there is reasonable cause to believe that a member's behavior from 1) abuse or a pattern of abuse of alcohol and/or 2) illegal use or pattern of illegal use of drugs may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

2025 Minimum & Maximum Income Limits for Napa County

1-Bedroom (50% AMI)			
Rent: \$1,366			
Number of People in Household	1 Person	2 Persons	3 Persons
Minimum Yearly Income	\$32,784	\$32,784	\$32,784
Maximum Yearly Income	\$56,100	\$64,100	\$72,150

Minimum income figures are subject to change. There is no minimum income requirement for households with Section 8 assistance. Rent amounts are subject to change. Income Limits are subject to change.

Eligibility

At least one household member must be a **Veteran**. This includes all Veterans regardless of discharge status. Head of Household must be **55 years or older** at the time of application. Additional household member must be age 45 or older at the time of application OR must be a spouse, caretaker, or child or grandchild with disability.

Admission Preferences

Veterans who live and/or work in the City of American Canyon and Veterans who live and/or work in the County of Napa

Denial and Appeal Process

Applicants will be denied due to selection criteria outlined in the Resident Selection Policy. If an application is denied, then a denial letter specifying the reason(s) for the denial will be mailed to the applicant along with instructions on the appeal process. The applicant must respond in writing within fourteen (14) days from the date of the denial letter. Any requests for a review of the decision must be accompanied by supporting information and/or documentation not previously submitted. If the applicant does not respond within 14 days, the applicant will waive their right to appeal. If the applicant appeals and is dissatisfied with the resolution of that appeal ("Initial Appeal Decision"), then the applicant may request a final appeal ("Final Appeal") within ten (10) business days (excluding national holidays) of receipt of the Initial Appeal Decision. If the applicant requests a Final Appeal, the following shall occur:

- i. Satellite Affordable Housing Associates Property Management ("SAHA PM") shall confer with the applicant to find a mutually agreeable impartial third party to conduct a hearing on the grievance (the "Hearing"). This could be a Rent Board staff person, a professional mediator, or another person that is acceptable to both parties. If SAHA PM and the applicant are not able to agree on an impartial third party within five (5) business days (excluding national holidays) of SAHA PM's receipt of a written request for a Final Appeal, SAHA PM shall select the impartial third party.
- ii. SAHA PM will use best efforts to schedule the Hearing as soon as possible after selection of the impartial third party. At the Hearing, the applicant will be required to present her/his side of the dispute and desired outcome. The applicant may bring as much evidence to the hearing as she/he desires. The applicant may bring someone to represent her/him at the Hearing, but the applicant must also be present. Those present at the Hearing must conduct themselves in an orderly fashion.
- iii. SAHA PM will send appropriate staff to the hearing and will deal fairly with the applicant to come to a final resolution of the issue.
- iv. The impartial third party will make a final decision regarding the grievance and will issue a written decision detailing their determination within seven (7) business days (excluding national holidays) of the Hearing. This will be the final decision on the issue and there shall be no more appeals.

Due to regulatory requirements and/or the financial needs of the Property, units will not be held for applicants who are appealing a denial of a housing application. For Continuum of Care (CoC) units, the unit must be held during the 14-day appeal period, until the appeal process is closed. For all units we will continue to process applications for units during the appeal process. While a successful appeal may result in the applicant being returned to the wait list in his or her original position, the original unit for which the applicant was applying may no longer be available at the conclusion of the appeal.

Persons with disabilities have the right to request reasonable accommodations to participate in the appeal process. In addition, we will consider extenuating circumstances and may make exceptions to policy as a reasonable accommodation to afford persons with disabilities equal access to our housing.

English:	This is an important document. If you require interpretation, please call (510) 647-0700 or e-mail info@sahahomes.org.
Arabic:	هذا هو وثيقة هامة. إذا كنت بحاجة إلى ترجمة فورية ، فيرجى الاتصال بـ info@sahahomes.org أو إرسال بريد إلكتروني إلى (510) 647-0700
Chinese:	這是一份重要的文件。如果您需要口譯，請致電 (510) 647-0700 或發送電子郵件至 info@sahahomes.org。
Farsi:	يا (510) 647-0700 اين يك سند مهم است. در صورت نیاز به تفسیر ، لطفاً با info@sahahomes.org ایمیل تماس بگیرید.
Korean:	이것은 중요한 문서입니다. 통역이 필요한 경우 (510) 647-0700으로 전화하거나 info@sahahomes.org로 이메일을 보내주십시오.
Spanish:	Este es un documento importante. Si usted requiere interpretación, por favor llame al (510) 647-0700 o envíe un correo electrónico a info@sahahomes.org
Tagalog:	Ito ay isang mahalagang dokumento. Kung nangangailangan ka ng interpretasyon, mangyaring tawagan ang (510) 647-0700 o e-mail info@sahahomes.org.
Russian:	Это важный документ. Если вам требуется устный перевод, позвоните по телефону (510) 647-0700 или по электронной почте info@sahahomes.org.
Vietnamese:	Đây là một tài liệu quan trọng. Nếu bạn yêu cầu thông dịch, vui lòng gọi (510) 647-0700 hoặc e-mail info@sahahomes.org.